said Jonathan Hudson, his Heirs or Assigns, by Reason of the Non payment of said Rent shall be fully Satisfied and paid, or make distress therefor at his or their Option And the said Arthur Chambers doth for himself his Heirs, Executors, and Administrators, Covenant and agree with the said Jonathan Hudson, his Heirs and Assigns, that he the said Arthur Chambers and his Assigns, shall within the Term of Five Years from the Date hereof, erect and build a good and substantial Building on the said Demised premises of the Yearly Value of ten pounds pounds, Current Money and in case the said Building shall not be erected within the said Term then the said Arthur Chambers for himself his Heirs, Administrators and Assigns, doth Covenant to pay to the said Jonathan Hudson his Heirs and Assigns, the Annual sum of ten pounds Current Money exclusive of and in Addition to the Rents Already Reserved, which said Additional sum of Ten pounds Current Money, shall be regularly and duly paid Every Year, until the said Buildings are Erected, and then to cease and not before, And the said Arthur Chambers for himself, his Executors Administrators and Assigns doth Covenant and agree to and with the said Jonathan Hudson, his Heirs and Assigns, well and truly to pay the above Reserved Yearly Rent or sum of Twenty pounds Sterling at the Time above limited for the payment of the same, and the said Arthur Chambers for himself, his Heirs, Executors and Administrators and Assigns, doth Covenant with the said Jonathan Hudson, his Executors, Administrators and Assigns that he the said Arthur Chambers, his Executors, Administrators and Assigns, shall not at any time hereafter, erect, keep, or permit a public ferry to be kept on the Lot of Ground aforesaid, but that all public ferries at any time hereafter necessary to be kept on the Town of Portland, shall be kept and solely and Exclusively conducted by the said Jonathan Hudson, his Heirs, Executors, Administrators and Assigns, — and the said Arthur Chambers his Executors Administrators and Assigns, shall never erect any public ferry on the said demised premises hereafter, without the Consent and Approbation of the said Jonathan Hudson his Heirs, Executors, Administrators or Assigns And the said Jonathan Hudson Hudson for himself his Heirs and Assigns doth hereby Covenant and agree to and with the said Arthur Chambers and his Assigns, that he the said Arthur Chambers and his Assigns in the payment of the Rent and performance of the Covenants herein before mentioned and Reserved, on the part of the said Arthur Chambers and his Assigns, to be paid and performed, shall and may peaceably and Quietly have hold, use, Occupy, possess and enjoy the above demised Land and premises with their —

and every of their Appurtenances, for and during the Rest and Residue of the aforesaid Term of Ninety Nine Years, for which the same is above demised, without the Let, Trouble or Interruption of him the said Jonathan Hudson, his Heirs or Assigns, or any other person or persons Claiming any thing therein, by from or under him, them or any of them, or by his or their privity or procurement And Also, that the said Jonathan Hudson, his Executors, Administrators and Assigns, at any time or times hereafter, during the Continuance of this present Demise, on the Request and at the Cost and Charge of him the said Arthur Chambers and his Assigns, and on his or their payment, or tendering in payment, the sum of Twenty pounds Sterling as a fine therefor to the said Jonathan Hudson his Heirs and Assigns, make and Execute, or Cause to be executed a new Lease of the above demised Land and premises, for Ninety Nine Years, to Commence and take Effect from and at the End of the Term for which the same is above demised Subject to the same Rents and under the like Covenants, Clauses, and Agreements as are herein before Mentioned, so that this present Demise may be Renewable and Renewed for ever In Witness whereof, the parties hereto have set their hands and Affixed their Seals, the Day and Year first above Written —

Signed Sealed, and Delivered in the presence of } Jon^a Hudson — Seal
Bernard Shanley Wm Wrightson — } Art^r Chambers — Seal

Baltimore County to wit On the 15th Day of November 1783 came before us the Subscribers Two Justices of the peace for the County aforesaid the within Named Jonathan Hudson and Arthur Chambers who severaly Acknowledged the within Instrument of Writing as their Respective act and Deed according to the true Intent & meaning thereof. Acknowledged before —

Tho Russell Peter Shepherd

Received to be Recorded the 13th Day of May 1784 same day Recorded & Examined —

Wm Gibson Clk

Peter Bruner & uxor } This Indenture made this fifteenth
to } day of November in the Year of Our Lord One
Asa Hill — } Thousand seven Hundred & eighty three Between

Maryland ss

Peter Bruner of Montgomery County in the State aforesaid and Sophia his wife of the One part, and Asa Hill of Baltimore Town Innholder of the Other part, Witnesseth, that the said Peter Bruner and Sophia his wife for and in Consideration of the sum of Two Hundred pounds Specie to them in hand paid the Receipt whereof they do hereby Acknowledge and themselves therewith fully Satisfied Contented and paid Have given, Granted, Bargained, Sold, Aliened enfeoff and Confirmed and by these presents Doth Give Grant Bargain sell Alien enfeoff and Confirm unto him the said Asa Hill his Heirs and Assigns